

SECTION VIII - GENERAL BUSINESS DISTRICT (B)

Subdivision 1.0 Purpose

The B - General Business District is intended to provide a district that will allow retail and commercial uses in the unincorporated areas of the County at standards that will not impair the traffic carrying capabilities of abutting roads and highways.

Subdivision 2.0 Permitted Uses

The following uses shall be permitted within the B ó GENERAL BUSINESS DISTRICT:

1. Agriculture
2. Automobile service stations
3. Billboards and signs, as regulated in the Sign Ordinance
4. Drive-in restaurants
5. Farm implement sales and service
6. Government buildings
7. Landscape nursery, garden store
8. Offices, business or professional
9. Restaurants, cafes, taverns
10. Vending machines

Subdivision 3.0 Conditional Uses

The following uses may be allowed in the B ó GENERAL BUSINESS DISTRICT subject to the Conditional Use Provisions:

1. Other business activities of the same general character as listed in Subdivision 2.0 of this Section.
2. Single family homes

Subdivision 4.0 Accessory Uses

The following uses shall be permitted accessory uses within the B -GENERAL BUSINESS DISTRICT :

1. Accessory uses customarily incident to the uses permitted in Subdivision 2.0 and 3.0 of this Section

Subdivision 5.0 Height, Yard, Lot Width, and Coverage Regulations

1. Height - 35 feet maximum
2. Front yard setback

- a. County and state highways - 100 feet (right-of-way)
- b. Township roads - 100 feet (right-of-way)
- 3. Side yard setback - 30 feet
- 4. Rear yard setback - 40 feet
- 5. Lot width - 100 feet
- 6. Lot depth - 150 feet
- 7. Lot area - 1 acre
- 8. Lot coverage - not more than thirty (30) percent shall be occupied by buildings

*NOTE: #3 - #7 above are minimum requirements

Subdivision 6.0 General Regulations

Additional requirements for signs, parking, and other regulations in the B - GENERAL BUSINESS DISTRICT are set forth in Section XII ó General Regulations and Section Xx - Signs.